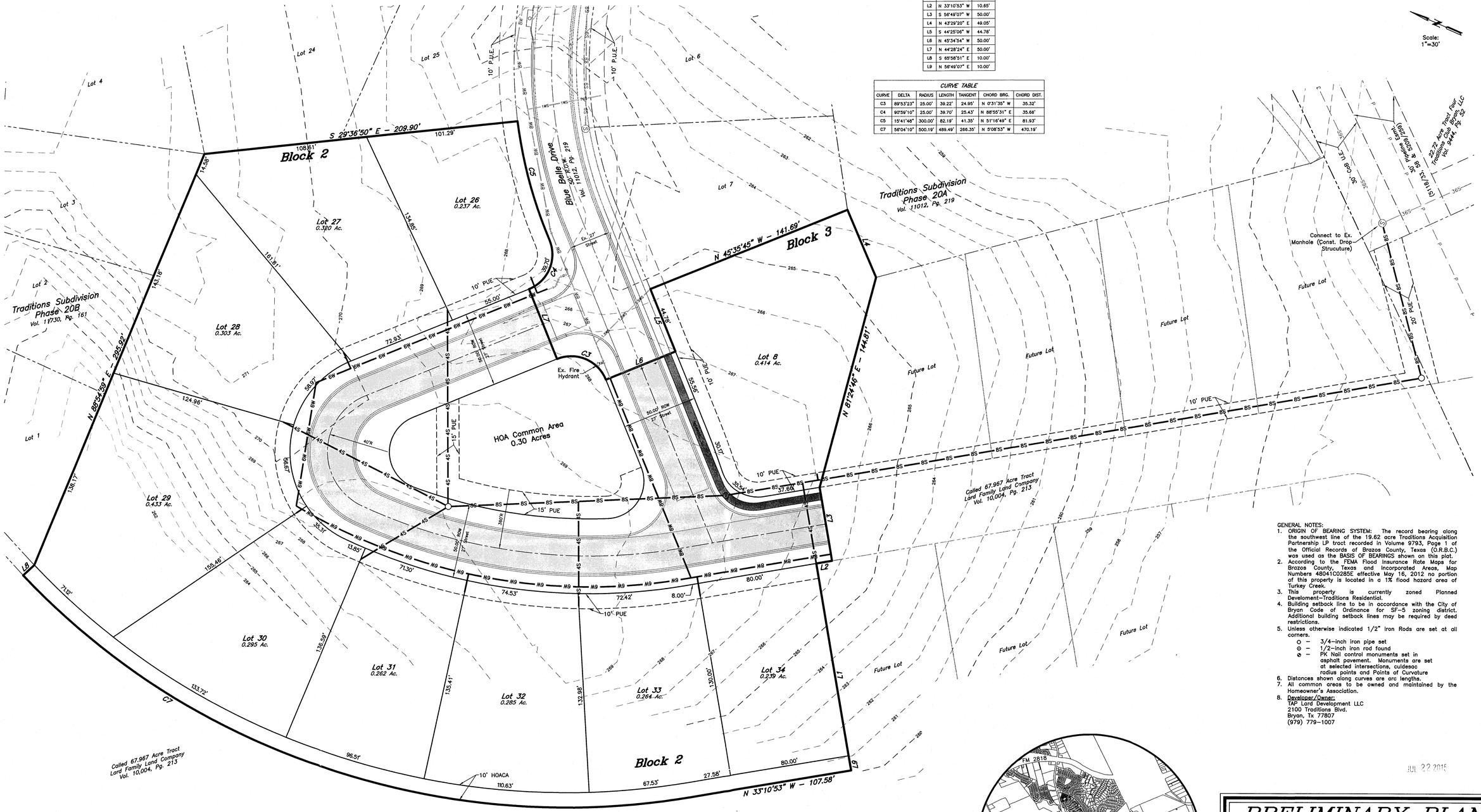
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 56°49'07" E	130.00'
L2	N 33°10'53" W	10.85'
L3	S 56°49'07" W	50.00'
L4	N 43°29'20" E	49.05'
L5	S 44°25'06" W	44.78'
L6	N 45°34'54" W	50.00'
L7	N 44°28'24" E	50.00'
L8	S 65°58'51" E	10.00'
L9	N 56°49'07" E	10.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C3	89°53'23"	25.00'	39.22'	24.95'	N 0°31'35" W	35.32'
C4	90°59'10"	25.00'	39.70'	25.43'	N 88°55'31" E	35.66'
C5	15°41'46"	300.00'	82.19'	41.35'	N 51°16'49" E	81.93'
C7	58°04'10"	500.19'	489.49'	266.35'	N 5°08'53" W	470.19'



GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The record bearing along the southwest line of the 19.62 acre Traditions Acquisition Partnership LP tract recorded in Volume 9793, Page 1 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective May 16, 2012 no portion of this property is located in a 1% flood hazard area of Turkey Creek.
3. This property is currently zoned Planned Develoment–Traditions Residential.
4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for SF–5 zoning district. Additional building setback lines may be required by deed restrictions.
5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
   - O – 3/4–inch iron pipe set
   - ⊗ – 1/2–inch iron rod found
   - ⌀ – PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, culdesac radius points and Points of Curvature
6. Distances shown along curves are arc lengths.
7. All common areas to be owned and maintained by the Homeowner's Association.
8. Developer/Owner:
   TAP Lard Development LLC
   2100 Traditions Blvd.
   Bryan, Tx 77807
   (979) 779–1007

JUL 22 2015

Vicinity Map

PRELIMINARY PLAN

TRADITIONS SUBDIVISION PHASE 20C–1

4.24 ACRES

LOTS 26–34, BLOCK 2 & LOT 8, BLOCK 3

THOMAS J. WOOTEN LEAGUE, A–59
J. H. JONES SURVEY WOOTEN, A–26

BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2015
SCALE: 1" = 30'

Developer:
TAP Lard Development, LLC
2100 Traditions Blvd.
Bryan, Tx 77807
(979) 779–1007

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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